

Site Plan Amendment with Variances:

#8-13 Galloway Family Dollar

7 S. New York Rd.

Block 1173.02 Lot: 29

Proposed: The applicant, represented by Kimberly Sutton, Esq., is requesting a site plan amendment with variances. This site was before the planning board July 2006 and approvals were granted for a 152 seat (6,548 sq ft) bar, restaurant and package goods store with 47 parking spaces. They are now requesting This application was heard on December 19, 2013 and being that the board had architectural issues, it was suggested they go to the DRC and come back to the board at a later date.

Ms. Sutton introduced Tim White who will present some of the elevations.

Ms. Sutton explained they were at the meeting on December 19, 2014 to present the application. At the end of the application presentation the board had some questions about the various elevations. The board requested they take it to the Development Review Committee. On February 6, 2014 Scott Logan of Boos went before the Development Review committee and submitted elevations to the board.

Timothy White the regional director for Boos Development was then sworn in.

Mr. White explained that in the new elevation plans that were submitted to the board gave additional detail.

Tiffany Cuiello, Board Planner stated the main clarifications that were needed was the fencing at the rear of the building for the air conditioning condensers and the location of the sidewalk sales.

Mr. White was not sure what the local code required for the sidewalk sales.

Board member Purdy wanted to state for the record that there are other retail that do have sidewalk sales. He wants to make sure that what gets put on record is very carefully worded so that it does not affect the business due to the fact that there are other businesses that do have sidewalk sales.

Tiffany Cuiello, Board Planner stated that what we don't want to see is the overcrowding of the sidewalk area to where it becomes a hazard or a problem for people getting in and out of the building. Tiffany Cuiello, Board Planner then asked if they have shopping carts. Mr. White stated that each new starts out with 10 shopping carts and then decide if they want to keep them. They are typically stored inside the store.

On behalf of Mr. Previti, Engineer, Craig Hurless recommends that in keeping the sidewalk clear there should be a minimum of 6' from the face of the curb be maintained

so there is clear access for pedestrians. That would give them 4' along the building for the outdoor sales.

Tiffany CuvIELlo, Board Planner stated that the DRC recommended a 6' white vinyl fence for the rear of the building. The plans include three different versions of architectural. The first set includes the dormer they did modify the building to include a nicer roof, different wall materials, the appearance of shingles on the facade of the building and created an elevation on the Southern and Northern exterior that mimic that all the way around. The rear façade would not have those treatments. The rear faces the warehouse and there will only be deliveries back there. The second version included fake windows on the front with red awnings. The third version shows the fake windows with the dormers. The Development Review Committee was leaning toward option B.

Board Questions and Comments

Board Member Cox commented option B was liked at the DRC and he likes option B.

Board Member Mannis stated option B.

Board Member Chief Moran stated option B.

Board Member Jones stated he preferred option B.

Board Member Guercioni stated he preferred option B.

Board Member Mayor Purdy stated he preferred option B and wanted to make sure for the record the roofing shingles are a dimensional shingle on the facade.

Board Member Geese stated option B.

Tiffany CuvIELlo, Board Planner stated they opted for goose neck lighting and that it is consistent with what is done in the Smithville area. The free standing sign is aluminum and not back lit and has the goose neck lights as well. It is not sandblasted.

Board Member Cox questioned if it was possible to do the base in something contrasting.

Mr. White stated they have submitted elsewhere a planter on the base with seasonal flowers.

Tiffany CuvIELlo, Board Planner then stated she recommends a walkway to the residence. Family Dollar does not object to the walkway. 4' wide minimum concrete surface was recommended by Craig Hurless, Engineer.

Board Member Chief Moran asked about the lighting for the sidewalk area. Tiffany CuvIELlo, Board Planner stated they were still working on the lighting issue.

Chairman Sooy asked if the landscaping will have sprinklers.

Tiffany Cuvillo, Board Planner stated that it is required to be irrigated.

Chairman Sooy asked for a motion. The motion was made by Member Mayor Purdy and seconded by Member Jones. Those voting in favor: Cox, Guercioni, Jones, Mannis, Moran, Purdy, Geese and Sooy.

There was no public comment.

The meeting adjourned at 7:40 p.m.